

**COPPER RIDGE HOMEOWNERS' ASSOCIATION OF BRANDON, INC.**  
**MEETING MINUTES OF THE BOARD OF DIRECTORS**  
**Tuesday, November 19, 2013**

- Roll Call and establishment of a Quorum of the Board of Directors was completed at 6:00 pm by Shaun Goeckner President

- Members Present: John Beck; Shaun Goeckner; Maria Valdes ; Raul Uresti
- Members absent Jessica Rush
- First Service Mgmt: Gail Knight

- **Proof of Notice of Meeting** – All signs put out at least 48 hours prior to meeting.

- **Comments and Questions by Homeowners and Residents**

Shaun motioned to do holiday lights for the cost o \$579. John second.

- ❖ **Reading / Waiving of Reading and Approval of the minutes from previous meetings.**

- Shaun made a motion to accept the September minutes. Maria seconded. All in favor.
- Maria made a motion to accept the October minutes. Shaun seconded. All in favor.

- **Reports:**

- **Treasurers/ Financial Reports**

- To Date Financial Report

▪ Operating Account	\$ 318,106
▪ Reserve Account	\$ 266,353
▪ Receivables	\$ 129,010
▪ Open Violations	251

- **Finalized letters to go to the attorney regarding violations. Shaun made the motion and Maria second.**

- **Committee**

- ❖ **ARC –**

- 4127 Amber Ridge – Roofing - approved
- 1332 Dragon Head Dr- Fencing approved
- 1338 Drangon Head Dr- Painting approved
- 4454 Horseshoe Pick – Parking barrier – This is on hold. We all agreed for Gail to go back to homeowner. That is too many wooden post she wants to put down.

Shaun made motion to approve ARC request. Second by Maria. Passed unanimously

**Landscaping/Signs/Contracts report s** – LMP proposal – Gail will speak to them to lower price.  
Regarding new sod on island along Copper Canyon.

- **Neighborhood Watch – Nothing to report.**